



# GENERAL PLAN

RANCHO CORDOVA GENERAL PLAN



**2012 GENERAL PLAN ANNUAL REPORT**  
COMPLETED APRIL 2013

BUILDING OUR CITY  
GUIDING OUR FUTURE

# 2012 GENERAL PLAN ANNUAL REPORT

MAY 10 2013

## CITY OF RANCHO CORDOVA 2012 GENERAL PLAN ANNUAL REPORT

PREPARED BY THE PLANNING DEPARTMENT  
COMPLETED APRIL 2013

### CITY COUNCIL

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David Sander, Council Member  
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Troy Holt, Public Information and Legislative Affairs Manager  
Mindy Cuppy, City Clerk  
Kerry Simpson, Neighborhood Services Supervisor  
Reed Flory, Housing Services Administrator

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# 2012 GENERAL PLAN ANNUAL REPORT

## INTRODUCTION

### PURPOSE OF THE ANNUAL REPORT

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development; the blueprint to “Build a City.” As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires the City to complete an Annual Report by April of each calendar year and submit the report to the Office of Planning and Research and the Department of Housing and Community Development. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City’s progress in meeting its Regional Housing Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

State law requires that the General Plan Annual Report be complete and submitted to the State by April of each year. The report covers the previous calendar year for which it is being completed. This Annual Report looks at the City’s progress towards implementing its General Plan during the 2012 planning period.

## RECOMMENDATIONS

It is recommended that the City update the Implementation Matrix in the General Plan by adjusting timing, responsible parties, and establishing new action items, as appropriate, during the 2013 Planning Year. This action will require amendment of the General Plan and will help ensure that the goals and policies of the Plan are being achieved by keeping the Plan current. Funding for this task should be included in the 2013-2014 fiscal year budget for all departments.

Tracking the implementation of the General Plan is paramount in achieving the vision of the City that the General Plan establishes, and providing this information in a transparent report holds the City accountable to the public for the promises and goals it has set.

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### ADMINISTRATION AND STATUS OF THE GENERAL PLAN

Upon incorporation in July 2003, the City adopted the Sacramento County General Plan. Soon thereafter, the City embarked on an intensive process of crafting the first General Plan for the City. The resulting plan was adopted on June 26, 2006. More than 50 workshops, stakeholder meetings, study sessions, and public hearings were held to understand the vision and desires for Rancho Cordova and to develop the blueprint to build the future City.

The General Plan for Rancho Cordova includes not only the seven mandated elements of a General Plan as required by State law (land use, circulation, housing, noise, safety, conservation, and open space) but additional topics of special and unique concern to the community, including urban design, economic development, air quality, historic and cultural resources, and infrastructure, services, and finance. As the basis for local government decision-making, the plan includes goals and policies by which projects are analyzed against and actions to be taken by the City necessary to achieving the overall vision for the community.

### DEPARTMENTAL RESPONSIBILITIES

Implementation of the General Plan is the responsibility of the numerous departments and teams in the City. Each action item identified in the General Plan has been tasked to one or more City departments. The General Plan includes an Implementation Matrix that lists each of the action items in the plan and identifies the responsible agency, timing, and funding source for each action. City departments responsible for implementation of the General Plan include the:

- City Manager's Office;
- Planning Department;
- Building Department;
- Public Works Department;
- Finance Department;
- Economic Development Department;
- Redevelopment Agency;
- Housing and Neighborhood Services Department;
- City Public Information Officer; and
- Police Department.

There are several other governmental agencies that provide services within the City's corporate boundary. While these agencies are not part of the City's operational structure and

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not directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

- Sacramento Metropolitan Fire District;
- Cordova Recreation and Parks District;
- Folsom-Cordova Unified School District; and
- Elk Grove Unified School District.

### AMENDMENTS TO THE GENERAL PLAN

State law allows the City to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

As of January 2013, there are no pending amendments to the General Plan. The Housing Element was updated at the end of 2009. It is currently undergoing the legally mandated update to reflect the 2013-2021 Regional Housing Needs Allocation.

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### GENERAL PLAN ELEMENTS AND IMPLEMENTATION PROGRESS

#### ELEMENT SUMMARY

The General Plan for Rancho Cordova includes twelve elements that cover a variety of topics as provided for in State law. Table 1 lists these elements and shows how they relate to the State requirements (State General Plan Guidelines). The contents of these elements are summarized below. The contents of the General Plan are consistent with the latest edition of the State General Plan Guidelines (2003) for content and scope.

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**TABLE 1**  
**ELEMENTS OF THE GENERAL PLAN AND RELATIONSHIP TO STATE LAW**

	Topics Required by State Law					Optional Topic
	Land Use	Circulation	Housing	Conservation	Open Space	
Land Use	X			O	O	
Urban Design	O					X
Economic Development	O					X
Housing			X			
Circulation		X				
Open Space, Parks, and Trails	O				X	
Infrastructure, Services, and Finance		O				X
Natural Resources	O			X		
Cultural and Historic Resources	O					X
Safety	O					X
Air Quality	O	O	O			X
Noise	O	O	O		X	

*Notes:*

X - Indicates that this element directly addresses the State required topic

O - Indicates that information in this element is related to the State required topic

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## Land Use Element

The Land Use Element provides the central framework for the General Plan and serves as a compass to guide planners, the general public, and decision makers on the desired pattern of development in Rancho Cordova. It describes both existing and future land use activity, the latter of which was designed to achieve the City's long-range goals for physical development. This Element also identifies the distribution, location, and intensity of all land uses types throughout the City. Text, maps, and diagrams establish the blueprint for future land uses within the City and describe how these uses are integrated with the other General Plan elements and policies.

## Urban Design Element

The Urban Design Element provides policies and design concepts relating to the form and character of new private development and public improvements, along with focused plans for areas of the City in need of special design attention. The Element also includes policies and implementation programs aimed at creating Rancho Cordova as a unique place with a strong, memorable character.

## Economic Development Element

The Economic Development Element attempts to identify the City's strengths and weaknesses as it seeks to provide a full range of employment, housing, retail/service, and entertainment option to residents. The Element establishes goals, policies, and actions to improve the City's prosperity, maintain regional competitiveness, ensure accessibility to assets, market the City, and, perhaps most importantly, set fair and equitable rules for development. This Element is also intended to create wealth for the citizens of Rancho Cordova by providing opportunities to increase property values, fully utilize their properties, offer continuing education opportunities, and support entrepreneurship.

## Housing Element

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. This Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

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## Circulation Element

The Circulation Element describes existing and future transportation conditions and systems. The Element establishes goals, policies, and actions that will guide the City's circulation system, including the roadway network, transit facilities and services, and bicycle and pedestrian facilities. The text, maps, and diagrams are a basis for the development of the City's transportation network.

## Open Space, Parks, and Trails Element

The Open Space, Parks, and Trails Element identifies the need to maintain existing open space and natural recreational areas, as well as to create additional areas for the enjoyment of residents and the protection of the environment. The goals, policies, and actions provided are intended to achieve the City's vision of open spaces that are accessible to all members of the community. This Element establishes a policy framework and action program for the improvement, expansion, and maintenance of the City's open space.

## Infrastructure, Services, and Finance Element

This Element seeks to identify the ideal level and type of infrastructure and service provision necessary to achieving the goal of becoming a first-rate city. It also explores possible mechanisms to finance infrastructure and service improvements. The goals, policies, and actions contained in the Element set forth methods for ensuring that Rancho Cordova provide the highest service levels possible.

## Natural Resources Element

The Natural Resources Element identifies the ways in which Rancho Cordova will protect, maintain, and enhance its natural resources for the betterment of current residents and future generations. It also attempts to balance the present needs of resource users with the need for resource conservation for the common good. The goals, policies, and actions in this Element will foster the preservation of Rancho Cordova's many valuable natural resources, including wildlife, habitat, water resources, soils, and mineral resources.

## Cultural and Historic Resources Element

The Cultural and Historic Resources Element seeks to identify and protect locally important sites, buildings, and memorabilia that reflect the history of the community. It also seeks to honor the people of Rancho Cordova by promoting the inclusion of cultural arts into the fabric of the community as a component that contributes to the overall quality of life for residents, workers, and visitors. The Element provides goals, policies, and actions designed

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recognize and preserve the history of the area and celebrate the diversity of the City's population.

## Safety Element

The Safety Element seeks to recognize and remedy both present and anticipated concerns about the on-going well being of City residents, employees, and visitors. The goals, policies, and actions identify viable solutions to minimize the potential risk of death, injuries, property damage, and economic hardship and social displacement resulting from fires, floods, earthquakes, landslides, and other hazards. Additionally, this Element addresses safety and hazards related to airport land use, groundwater contamination, traffic and pedestrian accidents at interfaces with rail lines, the potential release of hazardous materials into the community, and general issues related to police and fire protection services.

## Air Quality Element

The Air Quality Element establishes a framework for how the City will improve air quality in the Planning Area and work with other communities in the region and the Sacramento Metropolitan Air Quality Management District (SMAQMD) to improve air quality in the Sacramento Valley Air Basin. This Element also underscores the effects that land use patterns and the resulting transportation behavior have on air quality. The goals, policies, and actions outlined in this Element focus on improving air quality through embracing regional coordination, "smart growth" land use concepts, transportation demand management, energy conservation, cleaner industries and vehicles, and public education.

## Noise Element

The goal of the Noise Element is to identify the major sources of noise within the City and discuss the City's role in ensuring comfortable and safe noise levels throughout the community. The goals, policies, and actions provided will, when implemented, improve the noise environment in the Planning Area.

## STATUS OF IMPLEMENTATION ACTIONS OF THE GENERAL PLAN

### Major Milestones and Projects

The City undertook and/or completed several major milestones and projects during the 2012 planning year, including:

- Programs and Activities:

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- Continued to implement the panhandling ordinance by launching the “Have a Heart, Donate Smart” campaign to encourage residents and shoppers to support local agencies that serve those in need, rather than giving to panhandlers. Businesses agreed to participate in the program and trespass aggressive panhandlers off of their properties. In FY 2011-12, the Transient Enforcement Detail (TED) made 82 contacts and issued 32 citations for panhandling activity. During the first three months of FY 2012-13, eight contacts were made and 13 panhandling citations were issued.
- Collaborated with Rancho Cordova Police and Sacramento County Probation Department in the Focus on 50 project as part of the Growing Strong Neighborhoods program. This collaboration resolved 432 code enforcement cases and 33 animal service cases. Twelve multifamily complexes were forced into receivership and are currently being rehabilitated. Three single family residences were sold and rehabbed. Child Protective Services joined Growing Strong Neighborhoods for FY 2012-13. POP and Probation Officers conducted seven Focus on 50 sweeps. Code Enforcement, RCPD, Sacramento County Probation and Building & Safety staff abated over 20 marijuana grows.
- Over 1,700 units were inspected as part of the Rental Housing Inspection Program, to ensure they meet minimum housing standards. Approximately 80% of the rental units on South White Rock have been inspected and are in the process of repairing deficiencies.
- Blight Buster events took place in January at Countryside, in April at Mills Tower/White Rock, in June at Lincoln Village, and in November in Sunriver. Over 200 code enforcement cases were opened, one motor home was towed in front of White Rock School and the driver was arrested for outstanding warrants.
- As part of Growing Strong Neighborhoods, Public Works, Neighborhood Services, and residents collaborated in a graffiti abatement taskforce. A new graffiti ordinance was adopted by the City Council and an outreach campaign was started, which included several community meetings and residents were provided with graffiti abatement kits. Two graffiti workshops were held.
- The first of two neighborhood clean ups was held at Cordova Lane in March 2012. The second was held in the Countryside neighborhood in October 2012. Over 240 cubic yards of garbage and 20 cubic yards of e-waste were removed. A homeless encampment was also cleaned up.

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- The Volunteers in Neighborhood Services (VINS) reinstated the Cordova Pride program. With the assistance of a local church, the cleaned up the yard of an elderly disabled couple in the Countryside neighborhood in July 2012.
- Continued participation in the development of the South Sacramento Habitat Conservation Plan (HCP).
- With City support, the Sacramento Children's Museum opened to the public in August 2011. Over 100,000 visitors attended the museum in the first year.
- Maintained leadership positions in the region such as Rotary Club, Board of Directors for the California Association of Code Enforcement Officers, Leadership Rancho Cordova, Next Economy Steering Committee, MetroPulse Steering Committee, and Board of Directors for the Rancho Cordova Travel and Tourism Corporation.
- Began “Center of it All” marketing campaign in coordination with the Rancho Cordova Chamber, Cordova Community Council and Rancho Cordova Travel and Tourism Committee.
- Participated in over 40 community outreach meeting and events including, but not limited to, a presentation to Heald college students, “Buzz on the Boulevard”, Mayor’s Walks, kids night out with PAL, and the grand opening and LEED award ceremonies for Crossings @ New Rancho.
- Negotiated and received approval for deal point structure on the development of a new entertainment facility complex that includes a movie theater, bowling, laser tag, indoor ropes course, a restaurant, and more. The development team is finalizing the project site plan and proposed architecture. The project’s Design Review entitlement will be considered by City Council in 2013.
- As part of the Civic Engagement program, the City successfully facilitated a community project in the first pilot neighborhood. The Keep Cordova Meadows Beautiful group’s first project – painting a mural on the back wall of the Carousel School – was completed in October.
- Updated the five-year Economic Development strategy by producing an 18-month action plan that includes items from all City departments, the Cordova Community Council, Rancho Cordova Chamber of Commerce, and the Rancho Cordova Travel and Tourism Corporation.
- Completed construction, occupancy, and final closing of the Crossings at New Rancho, an 18 unit affordable multi-family housing complex. The facility was opened in January and was fully occupied within five weeks. The facility achieved a LEED Gold energy efficiency award and successfully underwent a combined HUD/State audit.

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- Completed work on the development of a Housing Trust program. The City subsequently received award of a \$2 million matching grant, which capitalized Trust Fund assistance to both the Mather Veterans' Village and Horizons Senior developments.
  - Reorganized the City's Emergency Rehabilitation Program and made six loans during the summer of 2012.
  - Completed the project review through City Council approval in July of the Horizons at New Rancho project. A grant request for project funding was also completed.
  - Identified an appropriate site and structured a lease agreement for the Mather Veterans' Village project, a 100 units/beds transitional living facility for veterans. The initial site plan and first phase of development are being drafted and will be presented to the City Council for design review approval in 2013.
  - Improved pedestrian accessibility throughout the City by removing and replacing 1,200 feet of damaged sidewalk.
  - Staff, working cooperatively with Regional Transit, continued to manage operations and increase ridership on the Rancho CordoVan. Ridership went down by 5% between September 2011 and September 2012. The CordoVan routing has been expanded to Anatolia and provides more efficient service to a larger area in the Transit District. As riders adjust to the new routing, ridership is anticipated to exceed all previous levels.
  - The City was honored with many awards including, but not limited to, the 2012 American Public Works Association Project of the Year "International Drive Extension" in the Transportation category, the 2012 American Public Works Association Project of the Year "White Rock Community Pathway" in the Parks & Trails Category, and the City was named a 2012 Playful City USA from Kaboom.
- **Roadway Projects:**
    - 2012 Road Rehabilitation – Completed construction of street rehabilitation for the Cordova Gardens Neighborhood, International Drive from Zinfandel Drive to Mather Field Road, and sidewalk on Zinfandel Drive from Beclan Drive to Folsom Boulevard. Completed construction of the 2013 Street Rehabilitation project at various locations in the Lincoln Village Neighborhood in October 2012.
    - Worked with the County to complete design, environmental work, and ROW acquisition on the Air Park Drive-Femoyer Road project, which

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proposes to widen the existing Femoyer Road to four lanes and construct the roadway extension from Air Park Drive to International Drive, with various additional improvements. The project will be bid within the first quarter of 2013.

- Certified the CEQA and NEPA environmental documents and completed design for the improvement plans and specifications for the White Rock Road improvements from Sunrise Boulevard to the City limits.

- Completed construction of the Zinfandel Extension project, consisting of a two-lane road extending Zinfandel Drive south to Douglas Road, a 6x4 lane signalized intersection at Zinfandel Drive/Douglas Road, and the realignment of Eagles Nest Road to the west side of the “Minute Man” statue.

- Awarded construction contract for installation of sidewalk on the north side of White Rock Road between the new Highway 50 overcrossing and S&G Carpet in September 2012.

- Completed design, permitting, and an agreement with the Bureau of Reclamation of the Douglas Road Bike connection project to provide a bicycle trail connection to the Folsom South Canal in August 2012. Construction commenced shortly thereafter and is ongoing.

- Completed design for the North Mather Boulevard connection to Villages at Zinfandel.

- Completed construction of Folsom Boulevard Enhancements – Phase II in September 2012. Completed construction of Phase III between Rod Beaudry Drive and Mather Field Road in November 2012.

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## ANALYSIS OF GENERAL PLAN EFFICIENCY

The General Plan includes several actions related to annual review of the efficiency and effectiveness of the Plan, principally the Land Use Map and the mix of uses around the City. These include:

- **Action LU.1.1.1:** Regularly evaluate the mix of land uses as the City grows to analyze build out conditions, market conditions, etc.
- **Action LU.1.1.2:** Utilize the PLACE<sup>3S</sup> land use model to track General Plan implementation with respect to Land Use and analyze the impact of new development on existing uses and the City roadway network. Update the model on a quarterly basis with newly constructed development projects to maintain accuracy of the model.
- **Action LU.1.2.1:** Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.
- **Action H.4.1.2:** Promote development of affordable housing by ensuring adequate sites are available in the City (Policy H.1.2, Actions H.1.2.1. and H.1.2.2), providing resources for developers of affordable housing (Policies H.7.1 through H.7.5 and associated actions), and reviewing amendments and updates to the Zoning Ordinance, Design Guidelines, and other development standards that may increase the cost of providing affordable housing to ensure that development of affordable housing remains feasible.
- **Action ISF.1.1.3:** Periodically evaluate the City's office and retail demand based on changing demographics and market conditions to ensure an adequate supply of land for non-residential use.

During the 2012 planning year, the City has initiated and/or completed the following tasks associated with analyzing the efficiency and effectiveness of the General Plan:

- Continued to review the pending Suncreek Specific Plan. The Environmental Impact Report was released for public review in October. City Council action on the project is anticipated in 2013.
- Review of land uses east of Sunrise Boulevard in selected development projects to ensure achievement of the City's long-

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term economic, housing, and environmental goals was conducted and a Work Session was held with the City Council in November. Based on City Council direction, staff and applicants adjusted land use designations within SunCreek and Arboretum projects to increase non-residential land uses to create employment opportunities.

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### REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and needs based on future growth projections for the area. The Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for the Sacramento area is developed by the Sacramento Area Council of Governments (SACOG), and allocates to cities and the unincorporated counties their “fair share” of the region’s projected housing needs, or the Regional Housing Needs Allocation (RHNA). The needs plan allocation is based on household income groupings over the planning period.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

State law requires that the City identify its progress in meeting its share of the regional housing needs allocation and identify local efforts to remove governmental constraints to housing. The City’s General Plan Housing Element identifies solutions to meeting these objectives and reflects the 2006-2013 Regional Needs Plan and Regional Housing Needs Allocation for the Sacramento region. The City is also currently undertaking the mandated update to the Housing Element, which will reflect the 2013-2021 Regional Needs Plan and Regional Housing Needs Allocation for the Sacramento region.

### 2006-2013 REGIONAL HOUSING NEEDS PLAN

The Sacramento Area Council of Governments (SACOG), along with the City and the other jurisdictions in the region, has prepared a new Regional Housing Needs Plan (RHNP) for the 2006-2013 planning period. The plan was adopted on February 21, 2008. The 2006-2013 RHNP for the Sacramento region identified a total of dwelling units as the City’s “fair share” of the regional needs total. Table 2 identifies the breakdown of this number for each of the four income categories covered by the RNHP for the City.

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TABLE 2  
CITY OF RANCHO CORDOVA  
SHARE OF THE REGIONAL NEEDS ALLOCATION  
FOR 2006-2013

Income Category	Number of Units	Percent of Total
Very Low	2,107	20.3%
Low	1,595	15.3%
Moderate	1,991	19.2%
Above Moderate	4,702	45.2%
<b>TOTAL</b>	<b>10,395</b>	<b>100%</b>

The RHNP and RHNA only require the City to provide a suitable amount of land needed to build the number of units allocated to the City under the RHNA. The Housing Element was updated and certified by HCD at the end of 2009 to reflect the 2006-2013 RHNA.

Table 3 summarizes the number of units permitted in the City in 2012 by income category and dwelling type. Table 4 summarizes the cumulative total number of units permitted in the City during the current RHNP planning period. All numbers are based on issuance of building permits from January 1 to December 31 of the given year.

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**TABLE 3**  
**ANNUAL BUILDING ACTIVITY REPORT SUMMARY**  
**NEW CONSTRUCTION**  
**VERY LOW-, LOW-, AND MIXED-INCOME MULTIFAMILY PROJECTS**

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions		
Project Identifier	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units				
			Very Low-Income	Moderate-Income	Above Moderate-Income						

Total of Moderate and Above Moderate from Table 5

Total by income	Total	Extremely Low-Income Units	215
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TABLE 4  
ANNUAL BUILDING ACTIVITY REPORT SUMMARY - UNITS REHABILITATED,  
PRESERVED AND ACQUIRED PURSUANT TO GC §65583.1(c)(1)

Activity Type	Affordability by Household Incomes			Description of Activity Including Housing Element Program Reference	
	Extremely Low Income	Very Low Income	Total Units	Low Income	Total Units
Rehabilitation Activity	0	0	0	0	0
Preservation of Units At-Risk	0	0	0	0	0
Acquisition	0	0	0	0	0
Total Units by Income	0	0	0	0	0

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TABLE 5  
ANNUAL BUILDING ACTIVITY REPORT SUMMARY FOR ABOVE MODERATE-INCOME UNITS (NOT INCLUDING THOSE REPORTED IN TABLE 3)

	Single Family	2-4 Units	5+ Units	Second Unit	Mobile Homes	Total	Number of Infill Units
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	215	0	0	0	0	215	0
Notes:							

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**TABLE 6**  
**REGIONAL HOUSING NEEDS ALLOCATION PROGRESS**

Income Level	RHNA Allocation by Income Level	Total Units to Date (All Income Levels)									Remaining RHNA by Income Level
		2006	2007	2008	2009	2010	2011	2012	2013	2014	
Deed Restricted											
Very Low	Non-Deed	2,107									
Low	Deed Restricted										
Moderate	Non-Deed										
Above Moderate	Total RHNA by COG	4,702	482	542	326	299	133	215			1,997
Total Units Remaining Need for RHNA Period		10,395	685	542	362	393	166	215			2,705
											2,363
											8,032

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### REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

The Housing Needs Assessment of the General Plan states that the development standards for residential development in the City do not constrain the development of new housing or affordable housing. It identifies significant constraints as generally being non-governmental, including high land and construction costs, lack of gap funding for affordable projects, and a variety of other market factors. The Citywide Zoning Code includes land use districts, regulations, and standards that allow for alternative housing products at higher densities and facilitate the provision of live-work units and mixed use developments. Further, the Citywide Design Guidelines, adopted in 2005, do not pose a constraint on the development of housing, as they represent the City's guiding policies and expectations for quality development.

Table 7 identifies all of the General Plan Housing Element programs (or Actions) and the City's progress in implementing them.

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**TABLE 7**  
**HOUSING PROGRAM IMPLEMENTATION STATUS**

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.1.1.1	The City will work with the Economic Development Department to survey the larger employers in the community to determine actual salary information (Also see Action H.4.4.3 and H.7.1.1)	ED	Survey larger employers by December 2010	GF	Completed.
H.1.1.2	Analyze the results from the employer survey to determine employee preferences regarding housing type (e.g., if employees were to live in the community what type of home would they want and be able to afford).	ED	The information collected was completed by an outside consultant and was returned to the City in June 2009. The City is in the process of reviewing the results and determining the next steps.	GF	Further analysis delayed due to changes in economy.
H.1.1.3	Create a local housing foundation/trust to work with the Redevelopment Agency and private for-profit and nonprofit developers/home builders to receive land dedications and broker deals for the development of new housing for all income levels.	H / RA	Survey larger employers by December 2010	GF	The City has not created a foundation or included any outside partners at this time. In order to use State Local Housing Grant funds, the City instituted the Local Housing Trust Fund, based on local development impact fees. The fund has been dedicated as match for the State Local Housing Grant up to \$2,000,000.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
<p>Residential development projects of 100 gross acres or more shall include a minimum of 5 percent of the total project residential project developable acreage (net) for residential uses of 30 units per acre or higher, and 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly.</p> <p>For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.5 acres at 40 units per acre. Similarly, if the project's requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre.</p> <p>H.1.2.1</p>	PL.	Ongoing, as residential applications are received	GF / Low/Mod Funds / VLHF	Ongoing, as projects are reviewed.

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	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.1.2.2	Annually review the amount of land zoned for various residential uses in conjunction with the amount and type of housing produced in the previous year to determine if changes in zoning may be needed to meet City housing needs. Such zoning changes will be adopted annually, if needed.	PL	Annually	GF	Ongoing, No zone changes required in 2012.
H.1.3.1	The City's Zoning Code accommodates and facilitates the development of executive housing option in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.	PL	Ongoing, as projects are processed through the Planning Department	GF	Ongoing. Specific plans considered and incorporated this housing type as desired.
H.1.4.1	As part of an ongoing effort to promote transit oriented development, the City will coordinate with Regional Transit to incentivize the production of housing for living and working in same community.	PW / H / PL / ED	Coordinate efforts to apply for funding for transit-oriented developments as Notices of Funding Available (NOFAs) are released and will create project requirements and incentives to encourage reduced auto use in transit nodes	GF	The City has partnered with Regional Transit to outline a Regional Transit Pass program for the Crossings @ New Rancho, an 18 unit multi-family affordable housing complex completed in 2012 and located at the boundary of the Zinfandel Light Rail TOD. The City will be looking to expand that program with the construction of the Horizons @ New Rancho, 48 units of affordable senior housing located adjacent to the Crossings.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.1.5.1 Consider the adoption of an Affordable Housing Ordinance that specifies the procedures for project reviews, the City's general expectations for affordable housing obligations, and the requirement that individual projects include an Affordable Housing Plan as part of the overall project approval. Guidelines identified under Policy H.1.6 and subsequent Housing Element actions shall be considered for inclusion within the Affordable Housing Ordinance.	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department. The City will decide if they are going to adopt an ordinance by June 2010	GF	While an Ordinance has not yet been adopted, the City continues to negotiate Affordable Housing Plans with individual development projects on an ongoing basis. Projects are not approved without an Affordable Housing Plan or condition of approval requiring one in place.	
H.1.6.1 The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically the City Council approval of the Specific Plan , Development Agreement, or other primary land use entitlement.	H / PL / ED	GF	Ongoing. As indicated above, affordable housing requirements are currently negotiated on a project-by-project basis.	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department. The City will decide if they are going to adopt an ordinance by June 2010

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
<p>The Affordable Housing Plan shall specify and include the following:</p> <ul style="list-style-type: none"> <li>- The number of dwelling units that will be developed as affordable to very low-, low-, moderate-, and above moderate-income households.</li> <li>- The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project.</li> <li>- Program options within project-specific Affordable Housing Plans may include but are not limited to the following:           <ul style="list-style-type: none"> <li>• Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, halfplexes, duplexes, cottages, creative alternative housing products, etc) (please refer to Goal H.4 for additional discussion of City promotion of the provision of a range of housing choices and housing diversity).</li> <li>• Land dedication (on-site and off-site).</li> <li>• Rehabilitation of existing residential structures located within existing City neighborhoods.</li> <li>• Payment of in-lieu fees.</li> </ul> </li> <li>- The timing for completion of affordable housing obligations. For projects proposing to construct affordable housing units or to</li> </ul>	<p>The Affordable Housing Plan</p> <p>H / PL / ED</p>	<p>Planning Department.</p> <p>The City will decide if they are going to adopt an ordinance by June 2010</p>	<p>Ongoing by project.</p> <p>GF</p>	

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
renovate existing dwellings, the City generally supports construction/renovation of affordable dwelling concurrent with the construction of market-rate housing which feasible. For projects providing alternative contributions (land dedication, funds, etc), timing of such contributions shall be identified in the Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing.	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department. The City will decide if they are going to adopt an ordinance by June 2010	H / PL / ED	GF	Ongoing.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.1.6.4	<p>In order to ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans, in addition to the resources identified in Action H.1.6.6. Possible incentives may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>- Density bonuses</li> <li>- Fee waivers or deferrals (as reasonably available)</li> <li>- Expedited processing/priority processing</li> <li>- Reduced parking standards</li> <li>- Technical assistance with accessing funding</li> <li>- Modifications to development standards (on a case-by-case basis)</li> </ul>	H / PL / ED	GF	<p>Ongoing.</p> <p>The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department. The City will decide if they are going to adopt an ordinance by June 2010</p>
H.1.6.5	<p>The City may choose to approve Affordable Housing Plans that provide relief from current housing market conditions. In such cases, the Plan shall specify how the project will ultimately fulfill its affordable housing obligations as residential markets improve. For projects with Affordable Housing Plans that provide relief to current market conditions, the Plans should not exempt the project from future Affordable Housing Fees which might be adopted on a citywide or area basis.</p>	H / PL / ED	GF	<p>Ongoing by project.</p> <p>The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department. The City will decide if they are going to adopt an ordinance by June 2010</p>

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.1.6.6	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department.	H / PL / ED	State and federal housing programs / VLHF / RDA	Ongoing. The City has supported the construction of the Crossings @ New Rancho, completed in 2012, with the use of Neighborhood Stabilization Program funds obtained via competitive grant application. The City has also supported the planning of Horizons @ New Rancho and the Mather Veterans Village project with matching grant funds from the State of California's Affordable Housing Trust Fund Grant program. The City is using the Very Low Income Housing Trust Fund linkage fee for grant match. The 20 percent Set Aside from the Redevelopment Agency has been eliminated and the fund balance remitted to the State.
H.1.6.7	The City expects the housing market to improve substantially by 2012 and therefore shall consider conducting a "mid-term" review and update of the Housing Element and the obligations associated with affordable housing by 2012. In determining whether to update the Element, the City will consider housing market conditions, rate of home construction, and performance of the City and its developers in meeting affordable housing goals. Additionally, the City shall consider the schedule for state-mandated Housing Element updates in determining whether a 2012 mid-term update of the Housing Element is appropriate and feasible.	H / PL / ED	GF	The City did not conduct a mid-term review as the housing market did not substantially rebound in 2012. An update to the Housing Element is required by law in 2013. Efforts are underway.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.2.1.1 Develop design tools and a pattern book and/or provide design services to assist homeowners who plan to remodel with suggestions for a variety of façade improvements and additions that are integrated and timeless.	H / ED / RA	June 2010	RDA Funds / CDBG / other	An initial set of resources are provided on the City's website. The City did not complete a pattern book or design tools for single family remodeling. Due to changes in the housing market, and in the general economy, home re-investment has slowed.
H.2.1.2 Continue to work with Blight Busters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation to develop and host community workshops and/or provide written materials regarding the following topics: - Home improvement and maintenance tips - Weatherization and energy efficiency programs (SMUD) - Availability of shade trees for properties needing landscaping (Sacramento Tree Foundation)	H	H	GF	The City has worked extensively with both volunteer groups and other local and regional partners to encourage neighborhood revitalization. A key component of the Strong Neighborhoods effort has been the focus at the neighborhood level. These successes have included privately funded renovations or major apartment complexes, both large-scale and local neighborhood clean-up efforts, neighborhood beautification efforts, and community involvement.  Information regarding the home improvement program will be available by June 2010  In addition the City will provide information regarding the home improvement program in the form of newspaper postings and bulletins, and on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.2.2.1	The City shall continue to apply for federal and state funds to develop a housing rehabilitation program to assist in the improvement of owner-and renter-occupied housing units in the City. Assuming the City receives funding, it anticipates assisting 5 to 10 very low- and low-income households per year. The housing rehabilitation program shall:  - Include a grant/loan component, when funding is available, for very low- and low-income households residing in housing units in need of rehabilitation. - Be developed in partnership with public and private organizations, such as Rebuilding Together, SMUD, and local community groups. - Include incentives, such as waiver of annual park fees or reduction of permit fees necessary for rehabilitation, to encourage upkeep and rehabilitation of housing by property owners and encourage upgrades to meet minimum energy efficiency standards.	H / NS / ED / RA	Develop program by June 2010, apply for funding as NOFAs are released	CDBG / Low/Mod Funds / other
H.2.2.2	Continue the use of the City's Emergency Repair Program to provide health and safety repairs for 10 to 15 households falling in the extremely low-, very low-, and low-income ranges. This is a forgivable loan for mobile home owners and homeowners for a five-year period, as long as the owner continues to occupy the unit.	H / NS / ED / RA	The City will provide loans as funding becomes available each year.	CDBG / Low/Mod Funds / other

The City has funded almost 60 Emergency Repair Loans for homeowners of single-family homes and mobile homes. This program provides five year forgivable loans for emergency repairs. The City also received a Cal-Home Grant from the State for \$720,000 to be used in the Owner Occupied Rehab program. The City has made 2 pilot (CDBG funded) loans under the REHAB program and is working with a consultant to adjust the program to meet Cal-Home's requirements.

The City is also in negotiation with SHRA to assist in rehab of SHRA managed public housing located within the City's boundaries.

Ongoing. The City has completed 58 Emergency Repair Loans since the program was initiated in 2006. There are approximately 12 loans pending for 2012/13 program year. These loans are all CDBG funded.

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	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.2.2.3	Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City's website. The community may volunteer to improve homes and neighborhoods by painting homes and fences throughout a neighborhood, rehabilitating homes of households with severe rehabilitation or improvement needs, and/or retrofitting units to make them accessible to seniors or persons with disabilities.	H / NS / ED / RA	Ongoing, as semi-annual community improvement days occur.	CDBG / Low/Mod Funds / other	Ongoing. The City has worked with several churches and volunteer groups to hold community improvement days, particularly through the Neighborhood Services division.
H.2.2.4	Continue to identify the most troubled multi-family projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.	H / NS / RA	Ongoing, Addressed through the Folsom Boulevard Specific Plan and the pending Economic Development Action Plan and Redevelopment 5-year Action Plan.	RDA Funds / HOME / CDBG	Ongoing. The City has had significant success in encouraging the renovation of the most blighted multi-family housing complexes. While these complexes have not been converted into ownership units, they have been put into receivership, purchased, and rehabilitated via privately funded investors and owners.
H.2.2.5	Facilitate the rehabilitation and reuse of current single-family and two- and fourplex units, particularly rentals, through acquisition, substantial rehabilitation and upgrades, and market-rate resale.	H / RA	Ongoing	RDA Funds / HOME / CDBG	Need to identify additional funding sources. The City has not participated in an acquisition, rehabilitation, and market-rate resale program. The volatility of the housing market and the shortage of funding opportunities has made such a program financially infeasible.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.2.3.1 In planning land uses and approving projects in areas of Rancho Cordova developed prior to the City's incorporation in 2003, attempt to establish a healthy balance of housing that is more in keeping with current Statewide averages as follows: - Unit mix of approximately 67 percent single-family units (including detached, attached, and duplexes) and, 33 percent multifamily units (3 units or more and mobile homes). - Ownership/ rental mix of approximately 57 percent ownership units and 43 percent rental units. Projects that include units affordable to lower-income households and that are consistent with zoning regulations will not be subject to this requirement.	PL / H / RA	Implemented as part of project processing and review of individual development applications.	GF	The City's owner-occupied to renter-occupied housing ratios have become more in line with regional and state ratios (due to an increase in ownership in RC and decreases in ownership in Region and State). Between 2000 and 2010 owner-occupied housing increased 84% in the census tracts comprising the existing City (not including Mater) while renter-occupied housing in the same area decreased 4%.
H.2.3.2 Actively pursue programs to increase homeownership in areas of Rancho Cordova developed prior to the City's incorporation in 2003 to a healthy balance more consistent with the state average (currently 57 percent ownership units, 43 percent rental units). Implementation of this action will not be a basis or finding to deny projects that include units affordable to lower-income households.	H / NS / RA	Ongoing	HOME / CalHome / BEGIN / Other	The City did not actively pursue programs intended to increase homeownership in the pre-existing neighborhoods. The changes in the owner to renter occupancy ratios occurred through natural housing market adjustments, and are currently in line with both State and Regional ratios.
H.2.4.1 Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the Design Review process.	PL / B	Implemented as part of the project processing and review of individual development applications	GF	Ongoing by project.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.2.4.2 Require developers of affordable rental housing projects to submit a management and maintenance plan showing how such projects will be managed to ensure safety of residents, a decent living environment, and maintenance of units in sound condition.	RD / H / NS	Ongoing, as projects are approved through the planning process	Low/Mod Funds / CDBG	The City has completed one affordable rental housing project in partnership with Urban Housing Communities, called the Crossings @ New Rancho. The developer was required and successfully submitted a management and maintenance plan as part of the project's regulatory agreement.
H.2.4.3 Establish a program by ordinance requiring owners of rental units that are vacated for violation of housing and building codes to pay the costs of relocating displaced residents. The relocation ordinance will specify the conditions under which private relocation payments are required, the tenant eligibility requirements, the amount of relocation benefits and when these benefits are payable, and the administrative procedures for assuring compliance with the ordinance. In adopting an implementing ordinance, the City will seek to provide for private relocation assistance that does not create significant disincentives to removing blighted properties or penalize property owners for blighted conditions created by the occupants of their rental properties.	PL / NS / H	Establish a relocation ordinance by March 2007	GF	Work ongoing with City Attorney's office.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.2.5.1 Identify opportunities in the Redevelopment Area for use of redevelopment tools and tax-increment funding that will improve the Folsom Boulevard corridor, especially targeting the following: - Residential reuse of old motels along Folsom Boulevard; and - Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed use and reuse in that corridor.	H / NS / RA	Mixed-use and redevelopment opportunities are currently being developed through the Folsom Boulevard Specific Plan which was adopted in November 2006	RDA Funds	The City was very successful at using redevelopment tools to encourage the improvement of the Folsom Blvd. corridor. These tools included condemnation of the Stagger Inn and the negotiated demolition of abandoned structures on the Lily Co. property and the demolition of the Cordova Inn. As redevelopment has been eliminated through the State Legislature, these tools are no longer available.
H.2.6.1 Continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties.	RA / H / NS	Annually	CDBG / RDA Funds / GF	The City has used the funds generated through this fee to continue to support the Code Enforcement and Rental Housing Inspection activities of the Neighborhood Services Division, which have had a direct impact on improving blighted and troubled multi-family complexes.
H.2.7.1 Establish a biennial monitoring program to identify assisted housing units at risk of losing their affordability subsidies or requirements.	H / NS / RA	Ongoing	Low/Mod Funds / HOME / CDBG	The City has not yet created a program to identify assisted housing units at risk of losing affordability subsidies. The City has been working with the SHRA to address deficiencies in the public and subsidized housing within the City.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
<p>Implement the City's Affordable Housing Conservation Ordinance that requires, at a minimum:</p> <ul style="list-style-type: none"> <li>- At least one year prior to the conversion date, the owner shall provide written notification to residents of the expected date of loan pre-payment or pay-off, at which time the owner will no longer be restricted in the level of rent that can be charged. The notice will also contain an estimate of rent increases at the time that rental restrictions no longer apply.</li> <li>- Residents moving into a housing development during this one-year period must also be notified in writing of the pending conversion prior to signing a rental agreement.</li> <li>- Property owners shall provide relocation assistance to those low-income households that are unable to afford rent increases.</li> <li>- The Redevelopment Agency solicits interested nonprofit housing corporations to acquire and maintain such projects as low-income housing. The Redevelopment Agency assists interested nonprofit housing corporations in applying for state or federal assistance for acquisition and redevelopment of properties.</li> </ul>	H / NS / RA	Explore options and decide if a formal ordinance is going to be adopted by June 2010.	GF	No conversions occurred in 2012.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
The City will continue or undertake the following programs and activities during the five-year period of the Housing Element. The Housing Department, Redevelopment Agency, and Neighborhood Services Department will implement these efforts. The efforts listed below represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.			RDA Funds / Low/Mod Funds / LIHTF / CDBG	Ongoing.
H.2.7.3	Monitor owners of at-risk projects on an ongoing basis, at least every six months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.	H / NS / RA	Annually	
	Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee).			Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
assisting with financial resources or supporting funding applications.				
Semi-annually coordinate with HUD to monitor projects approved to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants is carried out in a timely manner. Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants.				
Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's property rehabilitation standards.				
Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development.				
Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project basis.				
Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects,				

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
support full funding of programs that provide resources for preservation activities).				
Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability.				
Annually identify funding sources for at-risk preservation and acquisition rehabilitations and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.				
Meet with mobile home park owners to determine their needs in providing a quality living environment in their mobile home parks.	H / RA	Ongoing	RDA Funds	Ongoing.
H.2.8.2	H / NS / B / RA	Ongoing	RDA Funds / HOME / CDBG / Other	Ongoing,
Provide financial assistance for infrastructure and other park improvements when available through local, state, and federal funds to property owners who wish to improve and maintain their parks.				

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	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.2.8.3	If necessary to facilitate a sale to residents, the City will seek state and federal funding to assist residents in purchasing, improving, and managing their parks and/or seek the expertise of a nonprofit organization with experience in mobile home park sales and conversion to resident ownership and management.	H / NS / B / RA	As the facilitation of a mobile home park strategy becomes necessary, the City will work with its residents and/or a nonprofit agency to assist with the application for a loan through the Mobile Home Park Residential Ownership Program.	Mobile Home Park Resident Ownership Program / RDA Funds / HOME / CDBG	Ongoing. No specific action was taken during 2012.
H.2.9.1	Provide information at the City permit counter and on the website on policies and regulations for the placement of manufactured housing on permanent foundations. In addition, the City will provide information regarding the placement of manufactured housing in the form of newspaper postings and bulletins, and on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.	PL / B	Information regarding the placement of manufactured housing will be drafted by October 2009 and posted at the City's permit counter regularly.	GF	Information is available for customers at the public counter.
H.2.9.2	Require minimum energy efficiency standards in manufactured housing.	PL / B	Implemented as part of the project processing and review of individual development applications.	GF	Required by Code.

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	Action	Responsible Party	Time Frame	Funding Source	Status / Steps Taken
H.3.1.1	Continue to support targeted inspections by the Neighborhood Services Department to enforce higher standards for building maintenance, parking requirements, and landscaping.	PL / NS	Ongoing	GF	The City has successfully and proactively encouraged the renovation of 12 major apartment complexes through the strategic use of the Rental Housing Inspection program.
H.3.1.2	Continue to provide incentives for conversion of troubled properties to condominiums, senior housing, or other similar use that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.	H / RA	Ongoing, as projects are processed through the Planning Department	GF / Low/Mod Funds / VLIHTF / Other	Ongoing. No projects of this type were processed during 2012.
H.3.1.3	Work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.	H / RA	Ongoing	GF / Low/Mod Funds / VLIHTF / Other	The City, through the Neighborhood Services Division, has worked with several private parties to work out the receivership and purchase of 12 of the City's most dilapidated multi-family housing complexes, which have been rehabilitated and put back on the rental market without becoming unaffordable to low-income households. The City has not worked with non-profit or for-profit developers in this effort.
H.4.1.1	Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or oversized rental complexes and providing a range of housing prices and rents.	H	Ongoing	GF	Ongoing by project.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.4.1.2	PL / H	Implemented as part of project processing and review of individual development applications.	GF	The City has ensured RHNA compliance over the previous RHNA cycle in ensuring adequate sites for affordable housing are available in the City. It has also worked with developers to help provide affordable housing in the City, including a completed 18 unit large family complex, and two projects in predevelopment - a senior affordable housing project and a disabled and homeless veteran's project. The City has also assisted with the affordable housing production efforts by adjusting design review guidelines, zoning codes, and other development standards that would otherwise make viable affordable housing projects infeasible.
H.4.1.3	PL	Reviewed as part of the General Plan Annual Report	Annually	On-going.

Continue to allow secondary dwelling units by right in single family residential zones. The City will promote its second unit standards by including information annually in The Grapevine Independent, publishing information on the City's website to promote this option, and submitting press releases annually to local newspapers. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.4.1.4	PL	Provide a listing of sites to affordable housing developers in the area on a yearly basis and assist developers as projects are processed through the Planning Department, 2008 – 2013.	GF / RDA Funds	List of underutilized sites has not been produced. However, technical support to mixed use projects is available upon request at any time during the business day. No individual mixed use projects were proposed during 2012.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
<p>Continue to maintain a supply of vacant land within the city limits to meet the City's RHNA. Ensure that there is a sufficient supply of land for higher density housing consistent with preservation of neighborhood character, environmental constraints, and other goals of this General Plan. In order for the City to meet its 2006 – 2013 regional housing need, the following actions will be taken:</p> <ul style="list-style-type: none"> <li>– Amend the Folsom Boulevard Specific Plan to increase densities in the RMU and MDR zones from 6.1 to 18 units per acre to 6.1 to 30 units per acre. The sites in the inventory (Tables A-39 and A-40) that will be affected are: 075-0450-005; 075-0450-005; 28.25 acres; 057-0221-017; 0.17 acres; 057-0221-016; 0.17 acres; and 057-0221-015; 0.17 acres. Currently 488 units are allowed by right and this amendment will increase the number of units to 781 (a difference of 293 units).</li> <li>– Amend Villages of Zinfandel at Stone Creek Plan to increase the density in the MD zone from 15 to 20 units per acre to 15 to 30 units per acre. The site in the inventory (Table A-39) that will be affected is: 072-2360-004; 17.19 acres. Currently 275 units are allowed by right and this amendment will increase the number of units to 412 (a difference of 137 units).</li> </ul>	H.4.1.5	PL	September 2010	GF

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.4.1.6	PL	Within two years of adoption of the Housing Element	GF	No such applications were submitted in 2012.
H.4.2.1	PL / H / B / FD	Evaluate the feasibility of converting units as sites are identified and funding becomes available	GF	Research currently shows lack of funding for these types of conversions. Additional research to be conducted as economic change occurs.
H.4.2.2	PL / B / FD	Ongoing, as projects are processed through the Planning Department	GF	Ongoing by project.

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Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.4.3.1 Continue to allow density bonus provisions consistent with the requirements of state law.	PL	Annually	GF	The City has allowed density bonus provisions that made possible the development of the affordable large-family Crossings @ New Rancho project, as well as the senior multi-family affordable housing project Horizons @ New Rancho, which is currently in pre-development.
H.4.3.2 Continue to allow farmworker employee housing (12 or fewer employees) by right in the AG-20 and AG-80 zones.	PL	Annually	GF	Ongoing by project.
H.4.4.1 Provide accessibility in housing for persons with disabilities by implementing state and federal requirements by undertaking the following actions: <ul style="list-style-type: none"> <li>- Review regulations and procedures for City-funded or City-operated housing programs to ensure that they do not exclude participation by persons with disabilities.</li> <li>- Include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods.</li> </ul>	PL / B / H	GF	<p>The City has taken a lead in ensuring accessibility in all City projects. The building department employs an in-house CAsP certified accessibility specialist to review plans for accessibility compliance. Annual funding is allocated to the Public Works department to provide ADA upgrades to sidewalks and public pathways. The City is also working with a non-profit developer on two housing projects that will both be 100% accessible, or conversion ready - the Horizons @ New Rancho senior multi-family housing project, and the Mather Veterans Village disabled and homeless veterans housing project. The City's proactive approach to accessibility has made it a valuable resource for architects and developers interested in building projects in the area.</p> <p>Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department.</p>	

## 2012 GENERAL PLAN ANNUAL REPORT

Action	Responsible Party	Time Frame	Funding Source	Status / Steps Taken
H.4.4.2	<p>Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee reductions or deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and HDR zones.</p> <p>Implemented as part of project processing and review of individual development applications.</p>	H / PL / RA	GF / Low/Mod Funds / VLIHTF / CDBG	Ongoing by project. No such requests received in 2012.
H.4.4.3	<p>In implementing affordable housing programs, such as Actions H.1.1.1, H.4.1.1, H.4.1.2, H.4.5.1, H.4.8.2, and H.7.2.1, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs.</p> <p>Ongoing. The City will ensure that special housing needs are addressed as funding becomes available and as projects are processed through the Planning Department.</p>	H / PL	CDBG / Low/Mod Funds / VLIHTF / HOME / Other	Zoning regulations were amended to allow special needs housing by right. The City has addressed special housing needs through its first completed multi-family housing community, the Crossings @ New Rancho, which targets large families. It is also working on two additional projects targeted towards residents with special housing needs; the Horizons @ New Rancho, which will provide 48 affordable units for seniors, and the Mather Veterans Village, which will provide 50 new permanent supportive housing units, and up to 60 additional dormitory style transitional housing beds.

## 2012 GENERAL PLAN ANNUAL REPORT

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.4.4.4	Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and permit homeless facilities and service providers under the City's Zoning Code.	H	Participate in regional coordination on an annual basis	GF / State Emergency Shelter Project / HUD / Other	The City has made multiple donations to Sacramento Steps Forward - the new non-profit managing the Sacramento Area Continuum of Care. The City has also provided supporting documents to ensure that Sacramento Steps Forward continues to be eligible for federal and state funding.
H.4.4.5	Pursuant to Senate Bill (SB) 2, transitional housing and supportive housing (as defined in the Health and Safety Code) will continue to be allowed as a residential use in all residential zones without the requirement of a conditional use permit and subject to the same restrictions that apply to other residential uses of the same type in the same zone.	PL	Ongoing	GF	The City allows supportive and transitional housing in residential zones without conditional use permits.
H.4.4.6	Pursuant to SB 2, emergency shelters will continue to be allowed as a permitted use without a conditional use permit in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones. In addition, the City will consider adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as: <ul style="list-style-type: none"> <li>- Lighting</li> <li>- On-site management</li> <li>- Maximum number of beds or persons to be served nightly by the facility</li> <li>- Off-street parking based on demonstrated need</li> <li>- Security during hours that the emergency shelter is in operation</li> </ul>	PL	Ongoing, but will consider adopting standards by June 2010	GF	The City allows emergency shelters in the OIMU and LIBP zones without conditional use permits.

## 2012 GENERAL PLAN ANNUAL REPORT

	Action	Responsible Party	Time Frame	Funding Source	Status / Steps Taken
H.4.4.7	To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards which may include: <ul style="list-style-type: none"> <li>- Requirements for a management plan outlining policies and procedures and annual review of services by City Planning Department</li> <li>- 24-hour on-site management</li> <li>- Room limitation to single occupancy, with allowance for overnight guests</li> <li>- Requirements for monthly tenancies</li> <li>- Units must be 250–300 square feet in size and include kitchen or bathroom</li> <li>- Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units</li> </ul>	PL	Evaluate need for standards by June 2010. If necessary develop and adopt standards by June 2011.	GF	Standards not yet adopted.
H.4.5.1	Continue to modify parking needs of affordable multi-family rental properties, condominiums, townhomes, and senior facilities as requested by the project.	PL	Ongoing. As projects are processed through the Planning Department, the City will continue to work with developers to provide parking modifications that meet the needs of the project.	GF	The City has worked with the developers of multi-family projects - especially special needs projects - to ensure that the projects have adequate parking without risking the viability of the project. The City reduced parking requirements for the Crossings @ New Rancho and allowed street parking to be considered as part of the overall parking allocation. The City is also considering reduced parking requirements for both the Horizons @ New Rancho project and the Mather Veterans Village project to help maximize the projects financial viability.

## 2012 GENERAL PLAN ANNUAL REPORT

Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.4.7.1	The City will direct specific fair rights inquiries to the Sacramento Center for Human Rights Law and Advocacy. The City will post newsletters and brochures from the Center for Human Rights Law and Advocacy at the permit counter.	H Ongoing	GF	The City has performed a detailed review of the Sacramento Center for Human Rights Law and Advocacy, and its partner JPA, the Sacramento Human Rights and Fair Housing Commission. The review has indicated that the HRFHC is not a good match for the City's fair housing needs. The City has initiated an in-house fair housing plan that includes a multi-layers marketing plan, a Fair Housing Representative, extensive fair housing education opportunities and new relationships with local housing law advocate groups to help meet the City's legal obligations to Fair Housing.
H.4.7.2	Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will allow requests for reasonable accommodation in regard to relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required in the Zoning Code.	PL Ongoing	GF	The Zoning Code has been amended to allow Reasonable Accommodations requests.
H.4.8.1	Continue to require a richer diversity of front elevations and increased quality of housing plans through design review.	PL / H	GF	Implemented as part of project processing and review of individual development applications.

## 2012 GENERAL PLAN ANNUAL REPORT

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.4.8.2	Require that affordable housing projects be designed so that there is no discernable exterior difference in style or design between such projects and market-rate housing projects, without requiring a specific design standard that would render an affordable housing project financially infeasible.	PL / H	Ongoing	GF	The City has worked with affordable housing developers to ensure that the exteriors of affordable projects are comparable to market-rate projects. An example is the Crossings @ New Rancho which was built in a style intended to complement the nearby single family homes.

The City shall collaborate with the Sacramento County Board of Realtors, local financial institutions, nonprofit organizations, and residential developers in implementing homebuyer assistance programs for low- and moderate income households. Among the options the City will pursue are:

- A City-sponsored homebuyer assistance program funded from state and federal sources such as CDBG and HOME.
- A City-sponsored homebuyer assistance program with participation by financial institutions, such as the Federal Home Loan Bank Board's Affordable Housing Program.
- A City-sponsored program to promote the use of mortgage credit certificates and energy efficiency mortgages.

The City has not developed any home-buyer assistance programs for low- and moderate-income households. The volatility of the housing market following the mortgage crisis and the subsequent drop in home prices combined with dramatically increased restrictions on lending standards has made home-buyer programs difficult to justify, particularly as funding sources have either been eliminated or severely reduced. The City may consider implementing some sort of home-buyer assistance program in the coming housing element cycle.

## 2012 GENERAL PLAN ANNUAL REPORT

Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.5.2.1 Develop and adopt requirements for proposals requesting conversion of rental units to for-sale ownership units. Requirements and evaluation factors shall include a minimum rental vacancy rate (to be determined through an annual market-rate rental survey), maximum number of units allowed to convert annually, relocation assistance to tenants, and affordability of units. Sufficient investment will be required to ensure physical sustainability of buildings. (Implementation of this action will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.)	H / RD	Ongoing	CDBG / HOME / RDA Funds	Requirements included in Citywide Zoning Code. No such projects were requested in 2012.
H.6.1.1 Incorporate Title 24 requirements into Specific Plans and Development Agreements as appropriate and assess the feasibility of implementing LEED or similar energy saving program requirements. Incentives will be offered (e.g., density bonus, expedited process, fcc reduction/waiver) to property owners and developers who exceed California Title 24 energy efficiency standards.	PL / B	GF	Amend Zoning Code for Title 24 requirements, and begin assessment of LEED and similar programs, by June 2010 and update Specific Plans and Development Agreements as they are processed	The City has strongly encouraged developers of both Specific Plans and individual housing projects to maximize energy efficiency options. The Crossings @ New Rancho is a LEED gold project, while the two new housing projects planned by the City offer equal or greater energy efficiency opportunities. processed through Planning Department.

## 2012 GENERAL PLAN ANNUAL REPORT

Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.6.1.2	PL / B	Ongoing	GF	Not yet undertaken.
				<p>Partner with SMUD and PG&amp;E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD's photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.</p>

The City has worked with developers and builders to help encourage high standards regarding energy efficiency. Not only are City Hall and the City's first affordable housing both LEED projects, but a large number of other businesses and projects in the City have achieved LEED certification or ranking.

Continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Code, Building Code, and Specific Plans as appropriate. Encourage all new developments to provide bicycle and pedestrian access, thereby facilitating the reduction of automobile air quality impacts in the area.

H.6.1.3

PL / B	Ongoing	GF
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## 2012 GENERAL PLAN ANNUAL REPORT

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.7.1.1	<p>Partner with major employers in the community to consider developing a Housing Trust Fund that will be funded by employers. The City will identify incentives for major employers to encourage employees to reside in Rancho Cordova.</p>	ED	<p>Business Retention Program to be established by December 2010</p>	GF	<p>The City has created a Local Housing Trust Fund that is funded by development impact fees. The City has not yet partnered with any major employers to work on an additional source of income for the Housing Trust.</p>
H.7.2.1	<p>Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of very low-, low-, and moderate income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timeframe and Potential Funding below.) The City will collaborate with nonprofit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation, and the Sacramento Housing and Redevelopment Agency. Potential funding sources for this program will include the CDBG, HOME, CalHome, and BEGIN programs, the state Multi-Family Housing Program, California Housing Finance Agency programs (such as HEIP), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups.</p>	H / RD	<p>Ongoing. The City will apply for all of the above loans and grants as NOFAs are released from HCD.</p>	<p>Initiations Grant (EDI) CDBG, HOME, CalHome, BEGIN, Multi-Family Housing program, California Housing Finance Agency, HELP Program, HUD Program</p>	<p>The City has successfully obtained funding through the Neighborhood Stabilization Program for both entitlement and competitive grant funds. It has also won grant funding through the CalHOME program and the State's Local Housing Trust Grant. The City is continuing to look for additional great opportunities to fund affordable and special-needs housing.</p> <p>Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal</p>

## 2012 GENERAL PLAN ANNUAL REPORT

Action	Responsible Party	Time Frame	Funding Source	Status / Steps Taken
Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with Redevelopment Agency funds and state and federal funds. The City will work with interested lending institutions and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.	H / RD	Meet with financial institutions serving Rancho Cordova annually to determine what funding is available for lower income households.	CDBG, HOME, RDA Funds	The City has not directly worked with financial institutions to encourage the use of Community Reinvestment Act funds towards the production of low- and moderate-income housing. The loss of the RDA and of the RDA funds has negatively impacted the City's ability to access and leverage funding from outside institutions.

## 2012 GENERAL PLAN ANNUAL REPORT

Action	Responsible Party	Time Frame	Funding Source	Status / Steps Taken
To promote the development of affordable housing, the City will market available incentives by advertising on the City's website, publishing brochures and making referrals. The incentives for developers may include: <ul style="list-style-type: none"> <li>- Financial assistance (based on availability of housing funds);</li> <li>- Expedited development review;</li> <li>- Streamlined processing;</li> <li>- Density bonuses; and</li> <li>- Modification of development standards (i.e., setbacks, lot coverage, floor area ratio, unit size, height requirements, and parking) on a case-by-case basis.</li> </ul>	H.7.3.1	PL / H / RD Information will be on the City's website by June 2010.	GF Planning Department.	The City has actively solicited developers interested in the development of affordable housing projects to partner with the City for funding assistance, streamlined processing opportunities, and modified development standards. These efforts have resulted in the completion of one new affordable housing project and two additional projects that are in the pre-development phase. The City has not passed an affordable housing ordinance. However, the City has worked with developers to ensure that qualifying affordable housing projects are viewed as priority projects.
Given equal quality of design, priority will be given to projects containing units affordable to extremely low-income households. In addition, the City will consider adopting an Affordable Housing Ordinance (Action 1.5.1) which will require that individual projects include an Affordable Housing Plan as part of the overall project approval.	H.7.4.1	H	GF Housing Trust Fund Fee by September 2009.	Update the existing Very Low Income Housing Trust Fund Fee (fee for non-residential development) to better address the needs and desires of City. The update to the fee program shall include the following: <ul style="list-style-type: none"> <li>- An updated nexus study addressing both very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types;</li> <li>- A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code;</li> </ul> The City has not updated the existing Very Low Income Housing Trust Fund Fee. The collapse of the housing market and the subsequent recession slowed all development in the City, and any fee increase has been considered an impediment to development in the constricted economic environment. The City may re-consider this fee update during the next Housing Element cycle.

## 2012 GENERAL PLAN ANNUAL REPORT

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.7.5.1	<ul style="list-style-type: none"> <li>- A fee component to cover administrative costs;</li> <li>- An annual inflationary adjustment;</li> <li>- Exempt uses; and</li> <li>- Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.</li> </ul> <p>The City will use Redevelopment Set-Aside Funds to support developers interested in building affordable rental and ownership housing projects. As appropriate, the City will prioritize funding for projects that include units affordable to extremely low-, very low-, and low-income households. The City is expected to accrue \$2.5 million in Set-Aside Funds over the five-year planning period and approximately \$750,000 in linkage funds. The City plans to use the funds to assist developers in producing and rehabilitating affordable housing. The funds will also be used for gap financing (i.e., acquisitions, demolitions, relocation assistance, environmental documents, etc.) for tax credit programs for both rehabilitation and new construction. In addition, the City plans to use this funding for first-time homebuyer subsidy efforts and foreclosure acquisition.</p>	H	Ongoing	RDA Funds	<p>The elimination of the RDA has removed the original set-aside funds from the City's control, and will not provide for any new funds.</p>

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction      City of Rancho Cordova  
Reporting Period    1/1/2012 - 12/31/2012

Table A

**Annual Building Activity Report Summary - New Construction  
Very Low-, Low-, and Mixed-income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4	Affordability by Household Income	5	5a	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income	Total Units Per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units
(9) Total of Moderate and Above Moderate from Table A3 ► ►										
(10) Total by income Table A/A3 ► ►							215	215		
(11) Total Extremely Low-Income Units*							215	215		

\* Note: These fields are voluntary

- (9) Total of Moderate and Above Moderate from Table A3 ► ►
- (10) Total by income Table A/A3 ► ►
- (11) Total Extremely Low-Income Units\*

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction      City of Rancho Cordova  
Reporting Period    1/1/2012 -    12/31/2012

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program if its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income			(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Low-Income*	Low-Income	
(1) Rehabilitation Activity			0	
(2) Preservation of Units At-Risk			0	
(3) Acquisition of Units			0	
(5) Total Units by Income	0	0	0	0

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0					0	
No. of Units Permitted for Above Moderate	215					215	

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction ..... City of Rancho Cordova  
Reporting Period ..... 1/1/2012 - 12/31/2012

**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNNA allocation period. See Example.													
Income Level		RHNNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNNA by Income Level
Very Low	Deed Restricted Non-deed restricted	2,107										50	2,057
Low	Deed Restricted Non-deed restricted	1,595											1,595
Moderate	Deed Restricted Non-deed restricted	1,991	203									316	1,675
Above Moderate		4,702	482	542	326	299							
	Total RHNNA by COG. Enter allocation number:	10,395	685	542	362	393						1,997	2,705
	Total Units ▲												
	Remaining Need for RHNNA Period	▲	▲	▲	▲	▲						2,363	8,032

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ANNUAL ELEMENT PROGRESS REPORT**  
*Housing Element Implementation*  
(CCR Title 25 §6202)

Jurisdiction	City of Rancho Cordova
Reporting Period	1/1/2012 - 12/31/2012

Table C Program Implementation Status

ANNUAL ELEMENT PROGRESS REPORT  
*Housing Element Implementation*  
(CCR Title 25 §6202 )

Jurisdiction	City of Rancho Cordova	Reporting Period	1/1/2012 - 12/31/2012
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General Comments: